

# ENCLAVE AT BOYNTON WATERS

AT LAKES OF BOYNTON BEACH P.U.D., POD B  
SITUATE IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,  
FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 48, "THE PALM BEACH FARMS COMPANY  
PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 5  
AUGUST, 2000

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ DAY OF  
THIS \_\_\_\_\_ AD. 2000 AND  
DULY RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
\_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY: \_\_\_\_\_ DC

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE  
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION  
OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS  
MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 13852 AT PAGE 1053 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE  
DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED  
BY ITS ~~SENIOR~~ VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND  
WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF JUNE, 2000  
WITNESS: *[Signature]* POINTBANK  
DONALD B. STILLER, VICE PRESIDENT  
WITNESS: *[Signature]* BY: *[Signature]*  
JOHN HOLZBERG, VICE PRESIDENT

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THE ENCLAVE AT BOYNTON WATERS HOMEOWNER'S ASSOCIATION, INC. DOES HEREBY ACCEPT  
THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,  
AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED  
THIS 7th DAY OF May, 2001.  
THE ENCLAVE AT BOYNTON WATERS  
HOMEOWNER'S ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
DONALD B. STILLER, PRESIDENT  
WITNESS: *[Signature]* SAMUEL A. MURPHY, JR.

### ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED DONALD B. STILLER WHO IS PERSONALLY KNOWN TO ME,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF B. B. C. C. PROPERTY  
OWNERS ASSOCIATION, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND  
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION,  
AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF  
SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR  
CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF May, 2001.  
6/11/04  
MY COMMISSION EXPIRES  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
CAROLINE PLATTMAN

### ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED John Holzberg WHO IS PERSONALLY KNOWN TO ME,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~SENIOR~~ VICE PRESIDENT OF Pointe  
BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME  
THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT  
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID  
CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR  
CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF JUNE, 2000.  
12/25/2004  
MY COMMISSION EXPIRES  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
KIKKI MOOREMAN

### ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED JOHN S. KENNELLY WHO IS PERSONALLY KNOWN TO ME,  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ENCLAVE AT BOYNTON  
WATERS HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, AND  
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH  
OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING  
INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO  
SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT  
IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF May, 2001.  
6/11/04  
MY COMMISSION EXPIRES  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
CAROLINE PLATTMAN

### LEGEND:

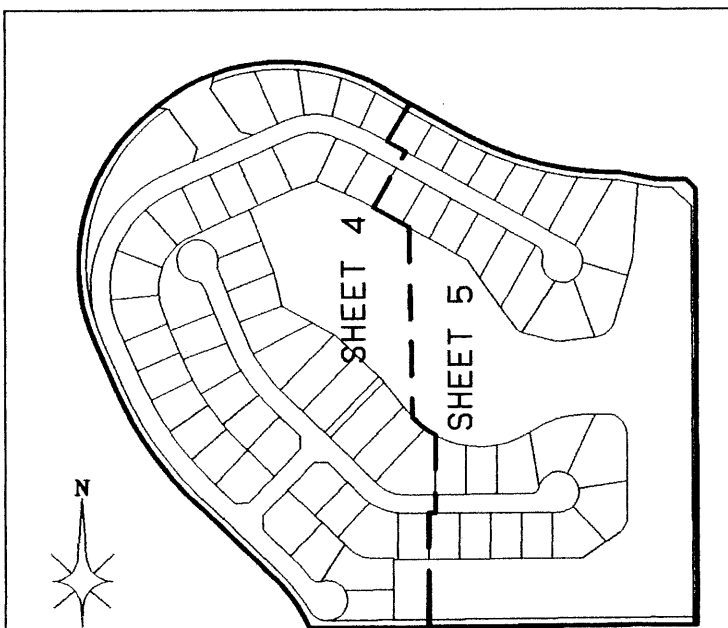
- Δ = CENTRAL ANGLE/Delta
- ⊖ = CENTERLINE
- CH = CHORD
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS (RADIUS)
- R.F. = RADIAL TO FRONT LOT LINE
- R.R. = RADIAL TO REAR LOT LINE
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- W.C. = WITNESS CORNER
- ⊙ = PERMANENT CONTROL POINT (PCP)  
LB 4820
- = PERMANENT REFERENCE MONUMENT (PRM)  
SET PRM LB 4820

### ACCEPTANCE OF RESERVATIONS:

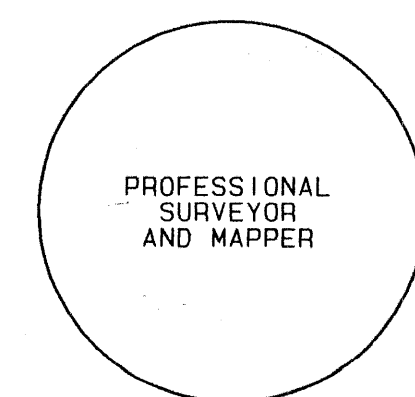
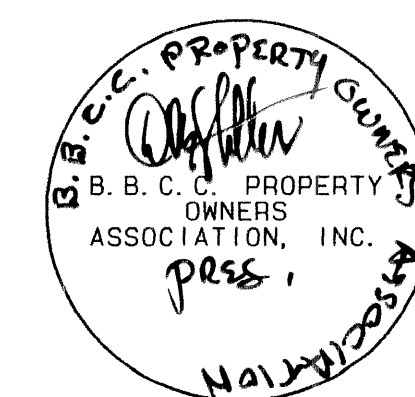
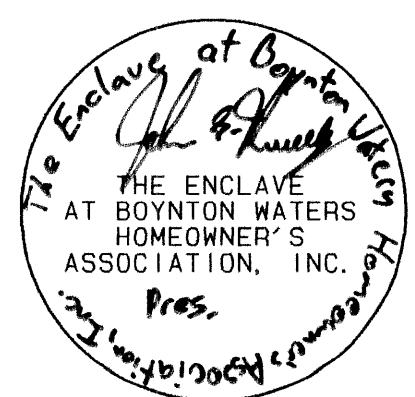
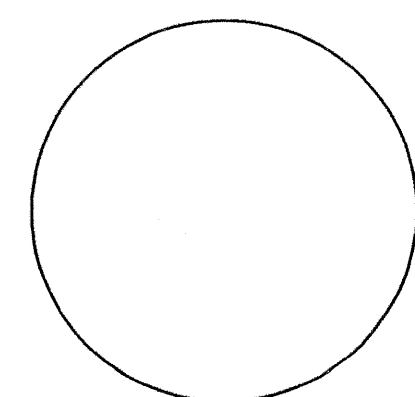
STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THE B. B. C. C. PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY ACCEPT THE  
DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND  
HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED  
THIS 7th DAY OF May, 2001.  
B. B. C. C. PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
JOHN S. KENNELLY, PRESIDENT  
WITNESS: *[Signature]* DONALD B. STILLER, PRESIDENT

### SURVEYORS CERTIFICATE:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION  
OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID  
SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT  
REFERENCE MONUMENTS (P. R. M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT  
PERMANENT CONTROL POINTS (P. C. P.'S), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9),  
F. S., WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF  
COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE  
SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES,  
AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATED THIS 10 DAY OF MAY, 2000.  
*[Signature]*  
DONALD B. TODD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4380



KEY MAP  
(NOT TO SCALE)



SUBDIVISION ENCLAVE AT BOYNTON WATERS  
BOOK 99 PAGE 106  
FLOOD ZONE B FLOOD MAP # 185A  
QUAD # 35 ZONING RS  
SR. 195-1918 ZIP CODE 33437  
TAZ 445  
FUD NAME LAKES OF BOYNTON BEACH POD B

PROFESSIONAL SURVEYORS AND MAPPERS LB4820  
**ATLANTIC - CARIBBEAN MAPPING, INC.**  
3070 JOG ROAD - GREENACRES, FLORIDA 33467  
(561) 964-7884; FAX (561) 964-1969